



Rose Cottage, Bretherton
Leyland

Guide Price **£375,000**



Rose Cottage

Bretherton, Leyland

Rare opportunity to own a stunning 4-bed cottage in a charming Barn Conversion complex. Designed with enchanting features and a South-facing garden. A perfect blend of character and modern living.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Barn Conversion
- Four Bedroom Over Three Floors
- Two En Suites
- Feature Log Burner
- Authentic Oak Beams Throughout
- South Facing Garden
- Secure Gated Parking

Entrance

Wood floor. Understair storage.

Downstairs WC

Two-piece suite, low-level wc and vanity wash hand basin—wood floor.

Lounge

Wood floor, feature fireplace with log burner, window to front.

Kitchen/Diner

Dining room area with separate wood floor, window to rear. The dining area flows through into the kitchen; Good range of eye and low-level units, 1.5 stainless steel sink, and integrated appliances include: a dishwasher, washing machine, fridge/freezer, electric oven, induction hob, extractor fan, AEG coffee machine, microwave. There is a peninsula breakfast bar, and granite worktops, kitchen has tiled flooring. Window and doors to rear.





First Floor Landing

Exposed oak beams.

Main Bathroom

Three-piece suite with low-level wc, pedestal wash handwash basin, and mains shower over bath, part tiled walls and tiled floor.

Bedroom Two

Window to front.

En suite

Three piece suite with low-level WC, shower cubicle, pedestal wash hand basin, part tiled walls, tiled floor.

Bedroom Three

Window to rear.

Bedroom Four

Fitted Desk and Fitted wardrobes, Velux window.

Second Floor Landing

Storage in eaves.

Master Bedroom

Velux windows to front and rear, storage in the eaves.

En suite

Three-piece suite comprising a shower cubicle, low-level wc, and pedestal wash hand basin.

FRONT GARDEN

Front garden with lawn, a pathway, and established roses.
Continuing past the front garden into a shared space within Barn complex.

REAR GARDEN

Lawn, with established borders with shrubs, roses, and trees, pathway, patio, and stoned area.

GARAGE

Single Garage

Situated behind electric gates, within a shared parking area to the rear of the property.

SECURE GATED

2 Parking Spaces

Allocated parking space to the rear of the property.

OFF STREET

2 Parking Spaces

Parking spaces are allocated to the side of the property for off-road parking.





Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1636.55 ft²
152.04 m²

Reduced headroom

43.39 ft²
4.03 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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